

October 23, 2017

Project: IHIF Commercial, LLC
New Medical Office Building
Issaquah, High Street Collection, Block D, Lots 7 and 8

Subj.: Project Narrative

1). Development Objectives, proposal, relationship to existing site and its uses.

The IHIF Commercial LLC Medical Office building is a proposal to build 88,000. (GSF) square feet of medical office to complement and support the existing Swedish Hospital and Proliance medical facilities. The proposed building has been sited to reflect existing street and pedestrian pathways identified by the City through the collaborative meeting. In addition, a 500 square foot plaza has been located to allow for ease of pedestrian access and connectivity to the overall Issaquah Highlands Master Planned Community. The site is in close proximity to the Regency Shopping Center to the East, and is separated from the Westridge townhome community by a Subcollector 1 loop road as shown on the attached plan.

The proposal is immediately adjacent to and will take access off of NE Discovery Drive (from site plan) with approximately 391 parking spaces (including 29 on-street). These spaces are distributed both under the building and on the subject property providing ease of access.

The building has been sited to the southeastern portion of the site to activate the corner of 8th Avenue NE and NE Discovery Drive. The applicant intends to develop the proposal in 2018 with full occupancy anticipated by 2020.

2) How this project will conform to The Traditional Townscape Neighborhood Guidelines:

The building siting is planned to be close to the street and direct to the corner of 8th & Discovery. The majority of the south façade will be held to the property line and the public sidewalk along north side of Discovery. The east façade along 8th will be set back 2-3' to provide additional sidewalk width at the building frontage. These 2 enhanced sidewalks will join at the intersection and in combination with an eroded building corner will create a small urban plaza-like environment. Dedicated seating areas and overhead weather protection will make this a comfortable, small gathering area adjacent to this (future) primary intersection.

The massing of the 4 story building will be defined by primary flat, taut facades which have corner articulation (by shape and/or material change). Fenestration will be of an ordered vertical pattern language spanning multiple floors. Attention will be paid to window openings details which are consistent around the building. The ground level which houses retail and primary building lobby functions will be highly transparent and main entries will be oriented to the public realm. A more significant projecting canopy will help clearly define the Discovery Drive-oriented, main building entry. Additional weather protection with down-lighting will occur along retail street-level frontages. No blank facades are anticipated except at back-of-house service locations which are not visible from the street.

The portion of the site which has an elevated lid of parking will be setback 10' from each respective property line 10'. This will provide an area for a continuous and durable landscape screening-buffer facing the street. Pedestrian circulation will encircle the project via public sidewalks with a north-south mid-block pathway effectively reducing the length of the block and providing additional neighborhood connectivity. The cross-block experience will be enhanced by private planting including a south-facing green wall and overhead weather protection at select locations (midway across parking lid and along building west, south and east facades).

Parking demand will be met by the 391 stalls provided on site (including 29 on-street). Three mid-block entry / exit points will serve the grade-level parking with one serving the upper level. This will assist dispersing traffic across the site to the 4 bounding roadways. The majority of parking stalls are located under cover and into a hillside created along the north edge of the property, effectively hiding 206 stalls.

How this project is a good neighbor to the Polygon Homes development to the north:

The chosen floorplate size allowed for the design of a 4 story (approximately 55' tall) building that achieves the development objectives. Along with the building siting, this will ensure good solar access for the residential buildings as well as views of the ridges and landforms to the south.

The proposed design solution places the majority of parking stalls under cover and into the hillside created along the north edge of the property. The design will utilize perimeter planting as one screening method of the elevated lid of parking from the neighbors. Additionally, overhead architectural elements along the perimeter will both reduce visibility of the parking field as well as reduce reflected glare.

Pedestrian crosswalks which align with the planned sidewalks of residential streets will connect with the main public sidewalk along the north of the site. From that sidewalk an intermittently-covered pedestrian pathway will serve as a midblock connection across the elevated parking field of the lid. This will be defined by dedicated low-level lighting and graphics. To the south of the parking, approximately at the center of the site, an open stair will tie into 2 linking options to the major public sidewalk along Discovery Drive.

3). Discuss how the proposed design will address the City's Vision on Sustainable Development: and indicate if you propose to certify the development as a green building.

The IHIF Commercial LLC Medical Office building does not propose to certify the building as a green building, but does propose the following measures in keeping with the City's vision on sustainable development:

1. Site Management.
 - a. The proposal will manage storm water either on site with a combination of water quality treatment and access to existing regional facilities completed by the City.
 - b. Site Landscaping will incorporate compost amended soils and infiltration as soils and site conditions allow.
2. Energy Efficiency.
 - a. The site will be designed to include features to make the site energy ready for solar power.
 - b. The parking for the building will include provisions for charging stations to be used for electric vehicles.
3. Water Efficiency.
 - a. Permanent irrigation will be limited with landscape design.
 - b. Low flow fixtures will be included with the restrooms.
4. Waste Reduction.
 - a. 90 percent of construction related debris will be diverted from landfills.
5. Sustainable Materials.
 - a. Green Seal-certified adhesives, floor finishes, caulks, sealants and paints will be used.
6. Transportation.
 - a. The development is within ¼ mile of transit.
 - b. The development is within ½ mile of essential services including grocery stores.
 - c. The development will include bike racks, and shower facilities. The development will be hardwired for electric vehicles in designated locations.
7. Housing Affordability.
 - a. Affordable housing has been provided within the overall master plan development.
 - b. Housing including affordable housing has been precluded by the City.
8. Innovation.

Additional provisions for bicycle parking will be made to encourage non-modal transportation and allow for the potential for shared parking use.

4). Discuss Ownership and maintenance responsibilities of the improvements

The IHIF Commercial, LLC Medical Office Building and associated improvements will be owned and maintained by the property owner, IHIF Commercial LLC, except to the extent any of the public right of way or utility improvements are dedicated to the City or other governmental agency.